PROPERTY DESCRIPTIONS:

BEING A 5.71 ACRE TRACT OF LAND SITUATED IN THE HOUSTON TAP AND BRAZORIA RAILROAD COMPANY SURVEY, ABSTRACT NO. 409, COMMUNITY OF HOCKLEY, HARRIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO CHARLES MATTHEWS AND WIFE, ELLA LOIS MATTHEWS, AS RECORDED IN CLERK'S FILE NO. G415518, DEED RECORDS, HARRIS COUNTY, TEXAS, BEING ALSO KNOWN AS TRACT 58, SECTION 1 OF MOUND CREEK SUBDIVISION, AN UNRECORDED SUBDIVISION IN HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 5/8-INCH IRON ROD AT THE COMMON SOUTH CORNER OF SAID MATTHEWS TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JAMES KENNETH MCLAUGHLIN, AS RECORDED IN CLERK'S FILE NO. S374184, SAID DEED RECORDS;

THENCE NORTH 03° 22' 16" EAST, PASSING A FOUND 5/8-INCH IRON ROD A DISTANCE OF 545.36 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 573.26 FEET TO A POINT FROM WHICH A FOUND 5/8-INCH IRON ROD BEARS SOUTH 11° 08' 00" W, A DISTANCE OF 27.61 FEET, SAID POINT BEING IN YELLOW BIRD ROAD (A 60 FOOT RIGHT OF WAY) AND ON A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 90.39 FEET AT THE COMMON NORTH CORNER OF SAID MATTHEWS AND MCLAUGHLIN TRACTS;

THENCE ALONG SAID YELLOW BIRD ROAD AND SAID CURVE A CHORD BEARING OF NORTH 35° 14' 05" EAST AND A DISTANCE OF 163.84 FEET;

THENCE NORTH 29° 29' 44" WEST, A DISTANCE OF 169.38 FEET TO A POINT FROM WHICH A FOUND 3/8-INCH IRON ROD BEARS SOUTH 60° 28' 11" EAST, A DISTANCE OF 62.04 FEET, SAID POINT BEING IN THE INTERSECTION OF YELLOW BIRD ROAD AND SMALLEY ROAD (A 60 FOOT RIGH-OF-WAY);

THENCE SOUTH 86° 34' 38" EAST, A DISTANCE OF 315.09 FEET TO A POINT FROM WHICH A FOUND 1/2 INCH IRON PIPE BEARS SOUTH 01° 04' 50" EAST, A DISTANCE OF 26.67 FEET, SAID POINT BEING THE COMMON NORTH CORNER OF AFORESAID MATTHEWS TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO DAVID OLLRE AND WIFE, SHARON OLLRE, CLERK'S FILE NO. V163350, AFORESAID DEED RECORDS;

THENCE SOUTH 03° 20' 34" WEST, A DISTANCE OF 855.89 FEET TO A POINT FROM WHICH A FOUND 3/8 INCH IRON ROD BEARS NORTH 69° 21' 26" EAST, A DISTANCE OF 0.44 OF ONE FOOT, SAID POINT BEING THE COMMON SOUTH CORNER OF SAID MATTHEWS AND OLLRE TRACTS;

THENCE NORTH 86° 21' 12" WEST, A DISTANCE OF 310.00 FEET ALONG THE SOUTH LINE OF SAID MATTHEWS TRACT TO THE POINT OF BEGINNING AND CONTAINING 248,916 SQUARE FEET OR 5.71 ACRES OF LAND.

THIS PROPERTY IS NOT AFFECTED BY THE FOLLOWING:
(Title) EASEMENT, C.F. NO. S334940, D.R.H.C.T.

FLOOD NOTE

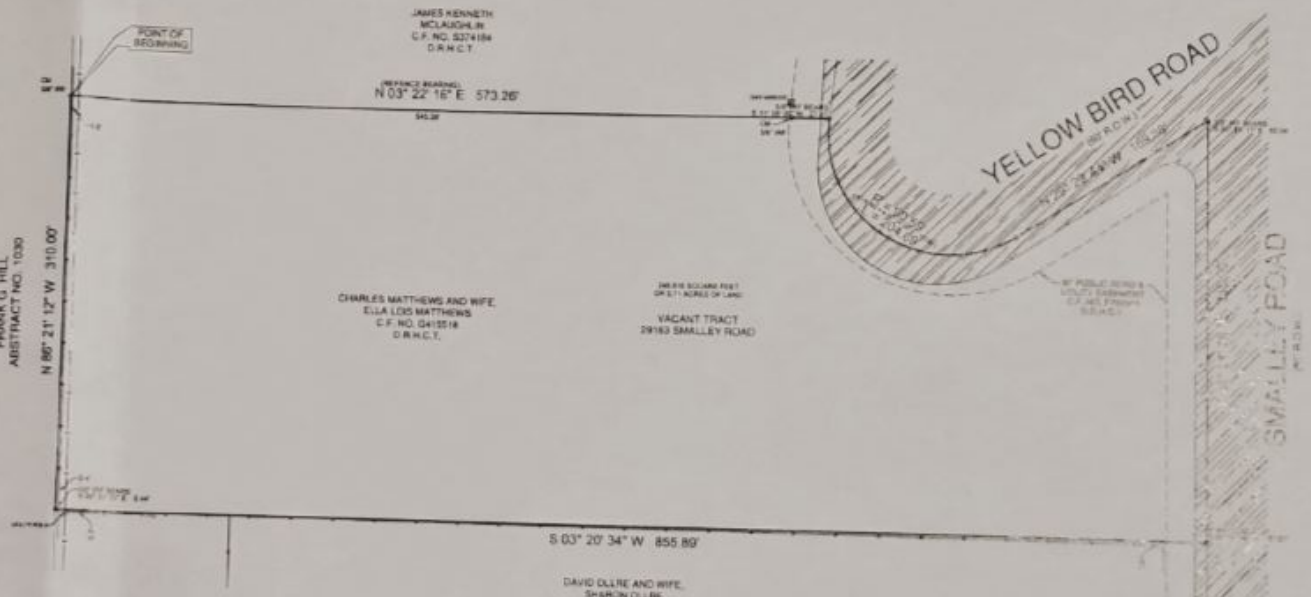
FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITH IN THE LIMITS OF A 100 YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING, AS SHOWN BY MAP NO. 48039C0615 H DATED OCTOBER 16, 2012.

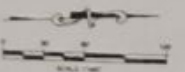
SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION, THAT THE SURVEY REFLECTS A TRUE AND CORRECT REPRESENTATION AS TO THE DIMENSIONS AND CALLS OF PROPERTY LINES, LOCATION AND TYPE OF IMPROVEMENTS, THERE ARE NO VISIBLE AND APPARENT EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE PERSON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE. THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OF HAVE BEEN ADDRESSED ARE AS SHOWN OR NOTED HEREON.

GENERAL NOTES:

1.) BEARINGS ARE BASED ON G.I.S. RECORDED M.L.T. NO. C.F. NO. G415518, D.R.H.C.T.
2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS EXCEPT AS SHOWN. FENCES MAY BE MEANDERING.
3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER AS NOTED HEREON.
4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE EXISTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT OR TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPT TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS OR OF NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE, AND AS SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE ABOVE GROUND EVIDENCE, UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE.

HOUSTON TAP AND BRAZORIA RAILROAD COMPANY
ABSTRACT NO. 409





TITLE SURVEY

29163 SMALLEY ROAD
CITY OF HOCKLEY
HARRIS COUNTY, TX 77447

GF # 14638-15-00434	
BORROWER: BOB VILLARREAL	
PREMIER JOB # 15-01452	
TECH: RWB	DATE: 03/12/2015
FIELD: MD	FIELD DATE: 03/11/2015

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